174.0	0006	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	891,700 / 891,700
					USE VALUE:	891,700 / 891,700
					ASSESSED:	891,700 / 891,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
67		SUTHERLAND RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LOSHIN PETER		
Owner 2:	WOLFE LISA H		
Owner 3:			
Street 1:	67 SUTHERLAND RD		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	FERRY CLIFFORD/POULIN JANICE -
Owner 2:	TRS/THE CLIFFORD E FERRY TRUST -
Street 1:	67 SUTHERLAND RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 11,958 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1912, having primarily Wood Shingle Exterior and 1890 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11958.000	341,800	4,800	545,100	891,700
Total Card	0.275	341,800	4,800	545,100	891,700
Total Parcel	0.275	341,800	4,800	545,100	891,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 471.80 | /Parcel: 471.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	116458
GIS Ref	
GIS Ref	
Insp Date	06/27/18

!13567!

PREVIOUS ASSESSMENT

Parcel ID: 174.0-0006-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	341,800	4800	11,958.	545,100	891,700	891,700	Year End Roll	12/18/2019
2019	101	FV	301,400	4800	11,958.	537,300	843,500	843,500	Year End Roll	1/3/2019
2018	101	FV	301,400	4800	11,958.	412,700	718,900	718,900	Year End Roll	12/20/2017
2017	101	FV	301,400	4800	11,958.	389,400	695,600	695,600	Year End Roll	1/3/2017
2016	101	FV	292,200	4800	11,958.	358,200	655,200	655,200	Year End	1/4/2016
2015	101	FV	253,000	4800	11,958.	334,900	592,700	592,700	Year End Roll	12/11/2014
2014	101	FV	157,700	4100	11,958.	308,400	470,200	470,200	Year End Roll	12/16/2013
2013	101	FV	157,700	4100	11,958.	308,400	470,200	470,200		12/13/2012

PRINT

Date	Time
12/11/20	03:30:04

LAST REV

Date	Time
02/26/20	10:27:59
danam	
13567	

USER DEFINED

Prior Id # 1:	116458
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FERRY CLIFFORD/	63220-279		1/28/2014		675,000	No	No		
FERRY CLIFFORD	53623-278		10/1/2009	Family	99	No	No		
	10083-167		5/28/1962			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/30/2019	1746	Re-Roof	11,280	C				
10/18/2018	1549	Inter Fi	30,000	C				
6/15/2007	446	Manual	3,950					remove/replace cap

ACTIVITY INFORMATION

Date	Result	By	Name
6/27/2018	MEAS&NOTICE	BS	Barbara S
4/25/2000	Inspected	263	PATRIOT
12/20/1999	Mailer Sent		
12/16/1999	Measured	163	PATRIOT
1/1/1982		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11958		Sq. Ft.	Site		0	70.	0.65	6									545,119						545,100	

Total AC/HA: 0.27452 | Total SF/SM: 11958 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 545,119 | Spl Credit | Total: 545,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1912	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	90.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	121.488
Other Features:	92400
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	358259
Depreciation:	16480
Depreciated Total:	341779

COMMENTS

OF=TOILET FFL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

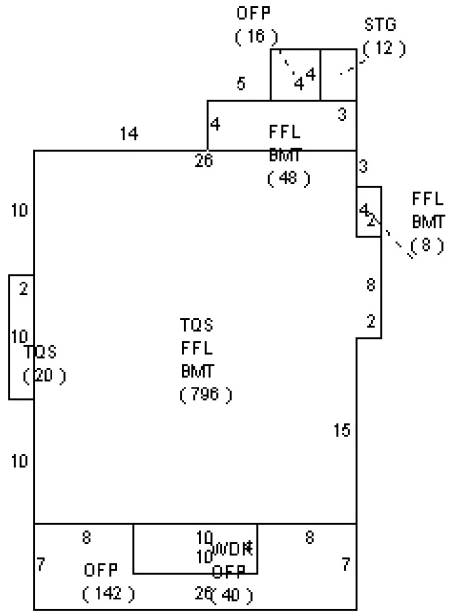
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	133.64
Special Features:	0	Val/Su Net:	133.20
Final Total:	341800	Val/Su SzAd	233.47

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	852	58.310	49,684
FFL	First Floor	852	121.490	103,508
TQS	3/4 Story	612	121.490	74,351
OFP	Open Porch	198	24.830	4,917
WDK	Deck	40	16.000	640
STG	Storage	12	16.000	192

Net Sketched Area:	2,566			Total:	233,292
Size Ad	1464	Gross Are	2770	FinArea	1890

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

174.0-0006-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	16X18	A	GD	1940	23.68	T	30	101			4,800			4,800

More:	N	Total Yard Items:	4,800	Total Special Featues:		Total:	4,800